

**AREA STATEMENT FOR PLOTTED DEVELOPMENT:**

Plot Size	Plot Area	Nos. of Plots
12.00 X 24.00	288.00	014
12.00 X 34.00	408.00	218
10.00 X 20.00	200.00	185
09.00 X 18.00	162.00	281
09.00 X 16.50	148.50	024
07.50 X 15.00	112.50	226
07.00 X 13.00	091.00	387
05.00 X 10.00	050.00	288
04.00 X 07.50	030.00	728
<b>TOTAL</b>		<b>2261</b>

**AREA STATEMENT -**

Master Plan Green (Along Nala)	79.550
Residential Plot (2361 Nos.)	2,57,893
<b>Block - C</b>	13,634
Group Housing 01	17,408
Group Housing 02	8,703
Group Housing 03	8,704
Group Housing 04	8,704
Group Housing 05	8,704
Group Housing 06	8,703
Group Housing 07	8,704
Group Housing 08	15,410
<b>Block - K</b>	20,666
Group Housing 01	20,666
Group Housing 02	20,833
Group Housing 04	20,910
<b>1,88,553</b>	

**Area for Future Planning/ Bulk Sale**

B' Block (1 No.)	0.33,891
C' Block (1 No.)	0.21,827
H' Block (1 No.)	1.21,725
K' Block (3 Nos.)	2,59,045
<b>4,36,104</b>	

**Commercial**

Block - A Conv. Shop (02 Nos.)	01,671
Block - B Sector Shop (01 No.)	04,704
Block - C Commercial	28,338
Block - D Sector Shop (02 Nos.)	07,019
Block - E Office Complex	30,210
Block - G Conv. Shop (01 No.)	00,478
Block - G Conv. Shop (03 Nos.)	01,950
<b>74,370</b>	

**Area for Hotels**

<b>01,950</b>	
<b>74,370</b>	
<b>21,225</b>	

**Educational**

Block - A Primary/Nursery School	03,810
Block - B Degree college	30,443
Block - B Primary/Nursery School	03,528
Block - D Primary/Nursery School	01,070
Block - G Primary/Nursery School	03,551
Block - G P/Nur. School	05,183
Block - H Primary/Nursery School	03,575
Block - H Intermediate College	10,000
<b>61,160</b>	

**Medical & Health**

Block - C Health Centre (01 No.)	13,634
Block - D Nursing Home	02,032
Block - F Medical & Health (M.P.)	58,303
Block - G Nursing Home	03,600
<b>77,569</b>	

**Community Facilities**

Block - A Fire Station	07,819
Block - D Police Post	04,071
Block - G Community Facilities	11,638
Block - F Cultural Centre	58,303
Block - H Community Facilities	17,410
Block - L Bus Stand	19,432
Block - L Police Station	20,062
Block - L 132/233 KV Electric Sub Station	08,334
Block - L 33 KV Electric Sub Station	29,026
<b>1,80,095</b>	

**Park/Green**

Block - A Park 01	01,431
Block - A Park 02	01,840
Block - A Park 03	02,584
Block - A Park 04	04,952
Block - B PLAY GROUND 01	04,397
Block - B PLAY GROUND 02	06,081
Block - C PLAY GROUND	03,978
Block - C Park 01	06,414
Block - D Park 02	05,246
Block - D Park	08,373
Block - E PLAY GROUND	09,177
Block - E Park 01	04,078
Block - E Park 02	07,752
Block - E Park 03	05,713
Block - G Park 01	02,405
Block - G Park 02	09,850
Block - G Park 03	06,997
Block - H Park 04	03,641
Block - H PLAY GROUND	07,409
Block - K Park 01	20,842
<b>1,23,362</b>	

**Block - H**

Group Housing (4) = 8704 Sq.Mt. Development by HEDA

**AREA CHART :-**

- Total area of the scheme (as per survey) 20,28,134 Sq.Mt.
- Less existing Nala 23,556 Sq.Mt.
- Less open land 82,289 Sq.Mt.
- 19,22,180 Sq.Mt.**

**For Calculation of Community Facilities**

- 4.50 m. wide Green Belt on both side of Nala -79,950 Sq.Mt.
5. Cultural Centre as/MP -58,303 Sq.Mt.
6. Medical/Health Facilities as/MP -1,12,560 Sq.Mt.
7. 30 m. wide MP Road -16,13,464 Sq.Mt.

**Particulars**

Area Under Plotted Development	2,57,893	Percentage	00.00
Area for Hotel	0,21,225		00.00
Group Housing	1,88,553		00.00
Commercial	0,74,370		00.00
Educational	0,61,160		00.00
Medical/Health	0,77,569		00.00
Community Facilities	1,80,095		00.00
Park/Green	1,23,362		00.00
Area for Future Planning/ Bulk Sale	4,36,104		00.00
<b>Total</b>	<b>16,13,464</b>		<b>100.00</b>

**Note :-** Total Green Area provided in this layout is 7.64% of the total Land area i.e. 16,13,464 Sq.Mt. (Excluding Master Plan Proposal). It doesn't include green/open spaces to be provided in sites earmarked for Bulk Sale/ Future Planning, Community Facilities, Commercial etc. Cumulative green area per all such inclusions will be more than 15% of the total scheme, as per following details :-

Assuming minimum (15%) cumulative Green/Open Area in Bulk Sales, Commercial, Community, Medical and other facilities are :-

Future Planning/ Bulk Sales (4,36,104 sqm. @ 15%)	= 65,416
Commercial (28,338 sqm. @ 15%)	= 4,251
Educational (30,443 sqm. @ 15%)	= 4,566
Medical & Health (58,303 sqm. @ 15%)	= 8,745
Community Facilities (1,26,945 sqm. @ 15%)	= 19,027
Group Housing (1,88,553 sqm. @ 15%)	= 28,283
<b>Total</b>	<b>= 1,30,288</b>
<b>Total</b>	<b>= 2,02,912</b>
<b>Total</b>	<b>= 3,33,200 (17.33%)</b>

**Block - A**

- Revised Scheme Boundary as Per Land Acquisition
- Unavailable Plots (97) Out of the Scheme Boundary as Per Eng. Deptt.
- Disputed Plots in blocks - (B, C, D, G, L)

**Block - E**

- L.I.G. Houses = 50 Sq.mt.
- H.I.G. houses.
- M.I.G Duplex houses.
- (TOTAL NO OF M.I.G. DUPLEX HOUSES = 40)

**Block - L**

- Single Storey E.W.S Houses
- PLOT AREA (48) = 32 Sq.mt.
- DOUBLE STOREY L.I.G. HOUSES
- PLOT AREA (5x10) = 50 Sq.mt.
- (TOTAL NO OF L.I.G. HOUSES = 40)
- SINGLE STOREY L.I.G. HOUSES
- PLOT AREA (5x10) = 50 Sq.mt.
- (TOTAL NO OF L.I.G. HOUSES = 99)
- Proposed 25 H.I.G Duplex houses.

**LANDUSE AREA ANALYSIS:**

1. Total Planning Area	= 45,247.72	(100%)
2. Area Under Residential Use	= 25,773.10sq. m.	56.96 %
3. Area Under Nursery School	= 500.32 sq. m.	1.10 %
4. Area under Conv. Shops	= 425.73 sq. m.	0.94 %
5. Area Under Park	= 7013.95 sqm.	15.50 %
6. Area Under Roads	= 11593.23 sqm.	25.50 %

**Revised Lay out Plan Of Anand Vihar Residential Scheme, Hapur**

(as approved by the Board of H.P.D.A. by circulation. Circulation proposal approved by the Chairman, H.P.D.A. on 3rd December, 2008)

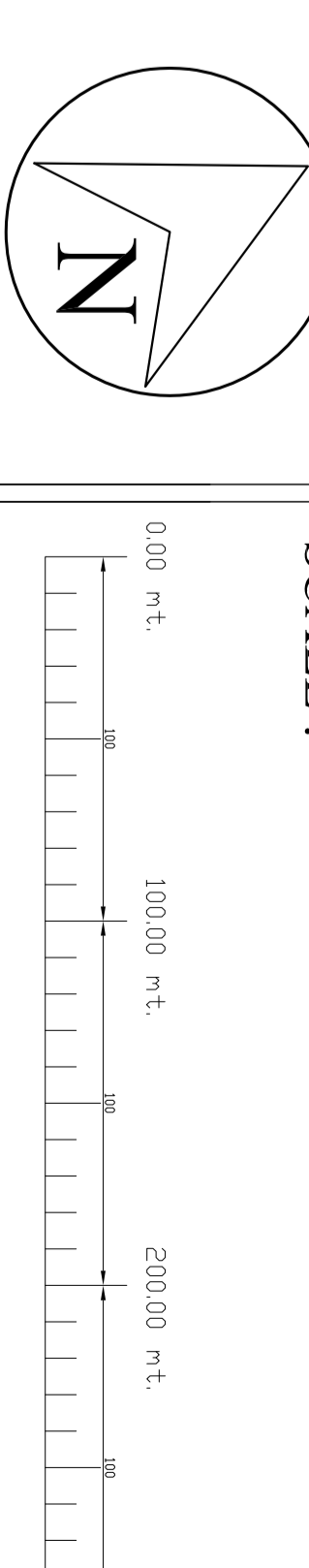
**NOTES:- REVISED LAYOUT PLAN/change in grp. housing plot4 area 8704sqm in H-Block and In block C area 13634 sqm AS PER THE BOARD ORDER DATED 07-09-2016**

**DATE :-**

OCT. 2016



**SCALE :-**



DRAUGHTS MAN

ASS. TOWN PLANNER

EXECUTIVE ENGINEER

CHIEF ENGINEER

SECRETARY

VICE CHAIRMAN

**Hapur-Pilkhua Development Authority**